



MARINER HEIGHTS APARTMENTS

230 NW 1st Street
Newport, OR 97365

HOUSING FOR SENIORS (62+) AND DISABLED PERSONS SMOKE FREE PROPERTY

Mariner Heights Apartment is located at the corners of NW Nye Street and NW 1st Street in Newport. The development consists of 16 one bedroom units. Income and other restrictions apply. Your annual income must not exceed the adjusted annual income table for your family size as published by USDA Rural Development annually. Rent is based on income.

Unit Type	No. Units	Sq. Ft.	Rent Rate	Sec. Dep.
One Bed/One bath	16	550	Income Based	\$430

An applicant family must be income eligible under USDA/RD published guidelines. The adjusted income for an applicant family is according to the number of persons in the family as follows.

ANNUAL ADJUSTED INCOME – effective 05/17/2017

	One Person Household	Two Person Household
Very Low Income	\$20,250	\$23,150
Low Income	\$32,400	\$37,000

(Priority is given to Very Low Income applicants before Low Income Applicants)

To be placed on the waiting list, please complete the application and return it to the housing authority. An incomplete application will delay the verification process. Don't forget to sign it! Applications are processed by bedroom size, date and time of application. Once you are determined eligible you will be placed on the Mariner Heights waiting list. **It is important that you keep the Housing Authority updated with your correct mailing address during your waiting time period since you will be notified by mail when a unit is available.**

Applications are available in person, by mail or on our website: No application fees
The Housing Authority of Lincoln County P.O. Box 1470, 1039 NW Nye Street, Newport, OR 97365
(541) 265-5326 ext. 300, (541) 265-6057 FAX (800) 735-1232 TTY
Email: info@halc.info Website: www.halc.info

ADMISSION CRITERIA: (each applicant 18 and older) Comply with above income limits and

- Provide two positive verifiable Landlord references for each adult member
- Must demonstrate a source of income
- Must have enough income to pay monthly rent and utilities
- Does not owe any money to the Housing Authority of Lincoln County or any other federal housing program for past housing participation
- Must pass a criminal history background check

“This institution is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA Office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.”

-OVER-



DISCRIMINATION

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of Race, Color, Religion, Sex, Disability, Family Status, National origin, marital status, source of income, gender identity or sexual orientation. Please feel free to request information on how to file a complaint with the appropriate fair housing agency. If you need assistance in filing the complaint, the Housing Authority of Lincoln County will assist you.

Persons with disabilities who require alternative means for communication of program information (Braille, large print, audio tape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD)

REASONABLE ACCOMMODATION

The Housing Authority of Lincoln County is committed to the letter and spirit of the Fair Housing Act, which, among other things, prohibits discrimination against persons with disabilities. In accordance with our statutory responsibilities and management policies, we will make reasonable accommodations in our rules, policies, practices, or services, when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy their housing communities. If you are disabled and want to request such an accommodation, may be made by writing the Housing Authority or calling us at (541) 265-5326, TYY 800 735-1232. The request must include information on the accommodation you are requesting and how it is necessary to accommodate your disability. Information provided for reasonable accommodation is subject to verification.

ATTENTION: Applications cannot be accepted without **COMPLETE MAILING ADDRESS and the following for ALL household members:**

PLEASE NOTE: The following items must be submitted with the application to determine eligibility. Documentation is required for all household members over the age of 18.

- Signatures all household members (18 years and older)
- Copies of Social Security Card (necessary for criminal screening and employment verification (all household members 6 years and older)
- Picture ID (all household members 18 and over)
- Proof of income (SS award letter, pension, employment, wages, etc.)
- Complete name and mailing address for all landlord and personal references
- Documentation of Assets, including copies of bank statements for the last six (6) months
- Unreimbursed medical expenses/handicapped assistance expenses (if applicable)

MISREPRESENTATION ON THE APPLICATION OR TENANT CERTIFICATION: In making application for Mariner Heights housing, information supplied in the application and certification process or after being leased is considered material and that a violation of any obligation or misrepresentation of any information shall constitute a breach of the application and any lease entered into with the applicant.

Estos son documentos importantes. Si necesita ayuda para entenderlos, pongase en contacto con Centro De Ayuda – 541 265-6216